SPECIAL WARRANTY DEED

FRANCIS K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2006

Francine K Johnson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT1455

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F Pring	Franklin American Mortgage	072-13-0-424.00
(NAME)	(NAME)	
1104 Douglas Avenue	501 Corporate Centre Dr.	
(ADDRESS)	(ADDRESS)	
	Ste. 400	
Nashville TN 37206	Franklin TN 37067	Loan # 1300333844
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Wells Fargo Bank, NA, as Trustee for the Benefit of the Certificateholders of Asset-Backed Pass Through Certificates Series 2004-WCW1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert F Pring, Single

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Eastland Baptist Church Subdivision of Blocks B and C of Young Wilhoites's Plan of the Douglas Property of record in Book 421, Page 155, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wells Fargo Bank, NA, as Trustee for the Benefit of the Certificateholders of Asset-Backed Pass Through Certificates Series 2004-WCW1 by Successor Trustee's Deed dated May 2, 2006 and recorded on May 12, 2006 in Instrument No. 20060512-0055922, Register's Office for Davidson's County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1104 Douglas Avenue Nashville 37206
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Robert F Pring, and his/her/their assigns, forever.

Said Wells Fargo Bank, NA, as Trustee for the Benefit of the Certificateholders of Asset-Backed Pass Through Certificates Series 2004-WCW1., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 10/03/06 10:36 2 pgs
Fees:13.00 Taxes:277.50

20061003-0122236

IN WITNESS WHEREOF, the said Wells Fargo Bank, NA, as Trustee for the Benefit of the Certificateholders of Asset-Backed Pass Through Certificates Series 2004-WCW1., has executed this deed this 11th day of August, 2006

Wells Fargo Bank, NA, as Trustee for the Benefit of the Certificateholders of Asset-Backed Pass Through Certificates Series 2004-WCW1 by Countrywide Home Loans Inc., as Attorney in Fact

By Jim Stanton, Asst. Secretary

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared , Jim Stanton known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Secretary of Countrywide Home Loans Inc, the Attorney in Fact of said Wells Fargo Bank, NA, as Trustee for the Benefit of the Certificateholders of Asset-Backed Pass Through Certificates Series 2004-WCW1., the within named bargainor, and that he/she as such Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20060720-0087838 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 11th day of August, 2006

Leslie Slater, Notary Public

My Commission expires: 08/25/2009

LESLIE SLATER
My Commission Expires
August 25, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1455